

# New independent research assesses financial trends within UK commercial property sector

Submitted by: TTA Communications (Bath)

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Birmingham, 10th May 2011, Port@I (<http://www.portal-centres.com>), leaders in delivering innovative space and infrastructure solutions, has commissioned an independent white paper to help finance directors understand the current and future financial issues affecting the commercial property sector. Entitled 'Finance – Property & Corporate Real Estate', the research covers a range of topics such as investment, funding, valuation and managing debt.

Port@I's Managing Director John Gotley commented, "The publication of the research comes at a time when the corporate property sector is undergoing considerable change. The last three years have seen a dramatic shift in the way finance professionals view property. Investing in commercial buildings is no longer the safe bet it used to be, values have plummeted by almost 45% since 2007 and changes in Empty Property Tax mean that portfolios containing a number of moth-balled buildings are becoming more visible on corporate balance sheets and P&L forecasts."

Gotley continues, "To help clarify the situation, we have commissioned this paper to provide an assessment of where finance & corporate real estate sits today and how this may change as the economy slowly returns to growth."

In particular the paper examines the role of the banks, access to funding, the pressure on European banks, debt within the property sector, the effect of Government spending cuts, The Asset Protection Scheme and also provides a glimpse of what the future holds.

The paper has been written by Helen Hide-Wright, a freelance independent researcher specialising in commercial research, who previously worked at Leeds Metropolitan University where she was involved in researching, writing and producing commercial reports used within the banking sector to influence investment decisions.

To obtain a copy of the guide visit:

<http://www.portal-centres.com/whitepapers.html>

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Editor's Note:

About Port@I

Port@I deliver ready to occupy office accommodation to the corporate sector.

By bundling office space, infrastructure and support services into a single operational contract Port@I can offer property solutions to help property directors and property strategists better align their property portfolios with the dynamic needs of their business.

Port@I term this approach 'Occupier Solutions' and they can be delivered anywhere around the UK. They are characterised by their CAPEX-free nature, speed of inception, service-based delivery and

flexible term. The result is a greatly simplified, low risk and cost-effective approach to satisfying a business's accommodation needs.

Occupier Solutions can use existing buildings or, where time permits, new bespoke facilities, built to a client's specific requirements in a location of their choice. Terms are flexible and range from 1-5 years in an existing portfolio facility, from 3 years in an existing but non-portfolio building, and typically just 7 years for a build-to-order solution. All options provide a 'clean' exit with no dilapidations, legal fees or other write-offs.

Port@l's clients include: BSKyB, Provident Financial, E.ON and other prestigious organisations.

Port@l's head office is in Birmingham and they have operational centres in Glasgow, Rotherham, Nottingham, Chatham, Coventry and Leeds.

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For further information visit [www.portal-centres.com](http://www.portal-centres.com)